



CLARK COUNTY, WA. // HOW MANY PEOPLE ARE WE GOING TO PLAN FOR?

THE 20 YEAR PLAN ONLY CARRIES US 6.4 YEARS USING UPDATED PROJECTIONS

		2016 CLARK COUNTY PLAN	ESTIMATED PROJECTIONS
20 year population growth		134,040	2% = 227,756
Number of Jobs		75,844	55,928
Infrastructure needs (% of acres)	Streets	-	36.3%
	Parks	-	12.8%
	Schools	-	7.3%
	Other	-	0.5%
	Total	27.7%	56.1%
Developable Critical Lands Assumptions	Residential	50%	20-30%
	Commercial	80%	50%
	Industrial	50%	30%
	Port	50%	70%
"Will not convert in 20 years"	Residential	10-30%	15-35%
	Commercial	0%	10-30%
	Industrial	0%	10-30%

YEAR	¹ POPULATION	PERCENT CHANGE
2000	345,238	-
2001	360,760	4%
2002	370,236	3%
2003	379,577	3%
2004	392,403	3%
2005	400,722	2%
2006	412,938	3%
2007	418,070	1%
2008	424,733	2%
2009	432,002	2%
2010	425,363	-2%
2011	433,418	2%
2012	437,226	1%
2013	442,843	1%
2014	450,441	2%
2015	459,495	2%
Average year-over-year growth		2.1%

¹ U.S. Census Bureau



Summary

Population

20 year population growth at 2	227,756
2016 Comp Plan population growth	134,040
2016 Comp Plan with tested assumptions	72,841
Life of 2016 Comp Plan with tested assumptions	6.4 years

Residential Infrastructure

2016 New Comp Plan residential infrastructure assumption	27.7%
Realistic Assumptions	56.9%
Onsite infrastructure	36.3%
Parks Plan	12.8%
Schools Plan	7.3%
Other	>1%
Total	56.9%

Developable Critical Lands Assumptions

	2016 Plan	New Reality
Residential	50%	20-30%
Commercial	80%	50%
Industrial	50%	30%
Port	50%	70%

"Will not convert in 20 years" Assumptions

	2016 Plan	New Reality
Residential	10-30%	15-30%
Commercial	0%	10-30%
Industrial	0%	10-30%

Jobs

	2016 Plan	New Reality
New Households	49,684	85,622
New Jobs	75,844	55,928

Redevelopment jobs (+/- 17,000)

Public sector jobs (+/- 7,700)



Population Projection

459,495 Populations at the end of 2015 (Columbian, 2016)

2015 had 2.0% population growth

Assume 2% population growth for 2016

468,685 Population after 2% growth in 1206 (this would be the starting point for the new plan)

20 years of population growth

2% growth = 227,756 new residents; 696,441 total population

1.8% growth = 200,948 new; 669,663 total population

1.5% growth = 162,565 new; 631,251 total population

1.3% growth = 135,348 new; 604,033 total population (current version)

Census

2010 Household size = 2.69 persons per household. 2.576 for all housing units

5.1% vacant housing units

Start the plan with 6/15/16 as updated

Vancouver all residential units = 2.39 per household

Battle Ground all residential units = 2.90 per household

Camas all residential units = 2.65 per household



Parks Vancouver

Vancouver & Clark County Parks Plan requires 7.5 Ac Urban Parks per 1,000 population

Vancouver code requires 6 Ac Urban Parks per 1,000 population = 5 parks and 1 open space

For the Current Plan of 135,348 population growth, this would calculate to 1015 Acres of urban parks at the 7.5 ac standard

For the Current Plan of 135,348 population growth, this would calculate to 812 Acres of urban parks at the 7.5 ac standard

Using the 6 ac Standard

$1000 \text{ pop} / 2.66 \text{ pop per hh} = 6 \text{ ac per } 376 \text{ HH} = .016 \text{ ac per HH} * 8 \text{ hh per ac} = 0.128 \text{ ac parks per } 1.0 \text{ ac}$

This equates to 12.8% of Vacant Buildable Land for parks

Parks Camas

Camas has planned 5 ac Neighborhood Parks and Community Parks per 1000 population

Camas also has planned in addition 30 acres of Open Space per 1000 population.



Schools Population Projection

Battle Ground Schools data (old comp plan*)

0.373 students K-6 per household = 0.053 student/grade/household

0.083 students 7-8 per household = 0.044 student/grade/household

0.130 students 9-12 per household = 0.0325 student/grade/household

Camas data (old comp plan*)

0.256 students K-5 per household = 0.043 student/grade/household

0.129 students 6-8 per household = 0.043 student/grade/household

0.165 students 9-12 per household = 0.041 student/grade/household

New School Needs (for existing CompPlan) (use Camas data)

Existing 20 year plan = 50281 Household

K-5 = $50281 \times 0.048 \times 6 = 14481$ new students

6-8 = $50281 \times 0.043 \times 3 = 6486$ new students

9-12 = $50281 \times 0.037 \times 4 = 7441$ new students

K-5 = 14481 students @ 600/school = 24.1 schools @ 10 = 241 Ac

6-8 = 6486 students @ 1000/school = 6 schools @ 20 = 130 Ac

9-12 = 7441 students @ 2000/school = 8 schools @ 40 = 149 Ac

Total 29,353 students

520 Ac

Each HH requires 0.0135 Ac.,- each net Acre needs 0.062 to 0.083 Acres, depending on density.

Schools = 6.2% to 8.3% of net developable land

* ESD 112 and Evergreen School District verified that these are still valid numbers to use.



Will Not Convert

This does not mean never to convert; it just means that this parcel will not develop in the 20 year time frame.

Examples:

- Property erroneously categorized by GIS, and may be already converted.
- Property that will be converted to a preservation status, such as historic, conservancy, or land trust.
- Industrial property that is 100% used now, but has a low real property value per acre, such as batch plants.
- Polluted property too expensive to clean up.
- Property in a low intensity use that the property owners want to keep, such as Steakburger prior to redevelopment.
- Commercial outside sales areas.
- *Long haul trucking parking lots.
- *Golf driving ranges
- *Landfill sites, not identified as such.
- Urban homes on large lots, kept in the family, or used as a residence for a long time.
- Development costs that preclude development, such as frontage improvements , drainage issues, or expensive sewer extensions
- Mobile homes on lots, not excluded.
- *Parking lots not taxed with the adjacent use, but used as such.
- Parcel may be large enough, but geometry prevents further division.
- *Section 30
- Owner's expectations are more than the market will pay.
- Current owner plans to reside on property until he retires, and then sell.

Recommendations:

15%-- Res vacant will not convert

35%-- Res underutilized will not convert

15%-- Com and Ind vacant will not convert

30%--Com and Ind underutilized will not convert

**Shown as vacant because there are no current structures.*

RESIDENTIAL INFRASTRUCTURE EXAMPLES

Name	Jurisdiction	Gross Ac	Streets	Storm	Other	Infrastructure acres	Net acres	Units	Density	Infra-structure	Comments
Whipple Creek Village	Clark	7.33	1.81	0.68		2.49	4.84	48	9.9	34.0%	2007 Plat town-houses
North Hills	Camas	9.98	4.07	0.34	0.1	4.41	5.57	44	7.9	44.2%	SF
Belz Place, Phase 1	Camas	14.25	3.74	1.3	0.33	5.37	8.88	48	5.4	37.7%	SF
Kates Cove	Camas	6.59	2.67	0.48		3.15	3.44	29	8.4	47.8%	SF
Winston Estates	Clark	5.45	0.89	0	0	0.89	4.56	24	5.3	16.3%	SF, no storm
Cascade Woods	Clark	2.07	0.11	0.42	0	0.53	1.54	28	18.2	25.6%	attached, existing streets
Birrel Estates	Clark	0.93	0.22	0	0	0.22	0.71	14	19.7	23.7%	attached, no storm, pvt streets
Generation place	Clark	4.85	1.19	0.37	0	1.56	3.29	56	17.0	32.2%	attached
Hills at Round Lake Ph1	Camas	4.64	1.33	0	0.52	1.85	2.79	19	6.8	39.9%	SF
Hills at Round Lake Ph2	Camas	5.51	2.41		0.41	2.82	2.69	24	8.9	51.2%	SF
Hills at round Lake Ph3	Camas	3.94	1.07			1.07	3.94	17	4.3	27.2%	SF
Hills at round Lake Ph4	Camas	13.88	2.03	7.31		9.34	4.54	30	6.6	67.3%	SF, Storm area serves other phases
Hills at Round Lake Ph5	Camas	3.56	1.4			1.4	2.16	25	11.6	39.3%	SF
Hills at Round Lake Ph6	Camas	5.86	2.51		0.11	2.62	3.24	38	11.7	44.7%	SF

RESIDENTIAL INFRASTRUCTURE EXAMPLES (continued)

Name	Jurisdiction	Gross Ac	Streets	Storm	Other	Infrastructure acres	Net acres	Units	Density	Infra-structure	Comments
Hills at Round Lake Ph7	Camas	3.2	0.8		0.33	1.13	2.07	24	11.6	35.3%	SF
Windsdust Meadows Ph1	Camas	18.58	5	2.36		7.36	10.91	83	7.6	39.6%	SF
Windsdust Meadows Ph2	Camas	19.87	5.57			5.57	14.33	96	6.7	28.0%	SF
1555 - Cougar Creek	Clark County	5.26	1.66	0.22		1.88	3.38	57	16.9	35.7%	SF
1409 - Cooledge Meadows	Clark County	5.23	1.45	0.56		2.01	3.22	58	18.0	38.4%	SF
1316 - Gaiser Estates	Clark County	4.76	1.29	0.2		1.49	3.27	59	18.0	31.3%	Additional storm in private roads
1202 - Ashley Ridge	Clark County	42.49	7.03	4.06		11.09	31.4	60	1.9	26.1%	Additional storm in private roads
Totals		188.23	48.25	18.3	1.8	68.25	120.77	881	7.3		
						weighted average of infrastructure				36.3%	